

Federal Triangle South – Request for Information FACT SHEET

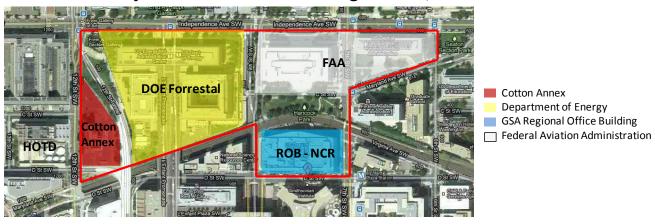
BACKGROUND

GSA Federal Customers in the L'Enfant Plaza, SW Area, referred to as "Federal Triangle South" are challenged with older buildings that drive high operating costs, a backlog of required capital improvements, land and office space inefficiencies and lack of area amenities. At the same time, these Customers would like facilities that are more space efficient and have operations and maintenance costs that meet competitive industry standards.

LOCATION

Federal Triangle South (FTS) is generally bounded by Independence Ave to the North, 6th Street to the East, Maryland Avenue and portions of D Street to the South, and 12th Street to the West. It includes the following Federal Buildings: Cotton Annex, Department of Energy's Forrestal Complex, Federal Aviation Administration's Orville and Wilbur Wright Buildings, and GSA's Regional Office Building (where both GSA and DHS staff reside).

GSA Subject Parcels - Federal Triangle South, SW DC



PURPOSE

On December 3, 2012, GSA issued a Request for Information (RFI) for Federal Triangle South. The RFI is a type of Pre-solicitation document for the purposes of gathering feedback from the private sector on the attractiveness and feasibility of redeveloping Federal property to meet facility needs of Federal Customers, while creating a catalyst for enhancing the surrounding community. The RFI can be located on:

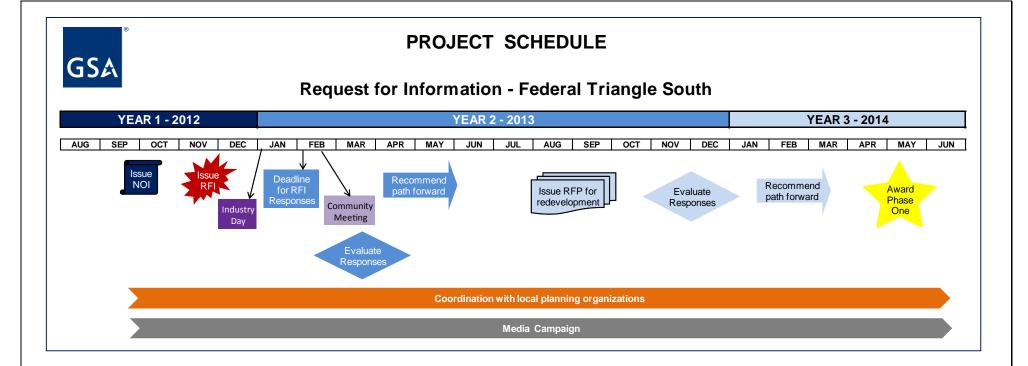
- 1. Project Website- www.gsa.gov/federaltrianglesouth
- 2. FedBizOpps https://www.fbo.gov/index?s=opportunity&mode=form&id=1bfd97f2573ffc69140267cd2b864fb7&tab=core& cview=1

OBJECTIVE

Through this RFI, GSA seeks to leverage the expertise of the real estate industry to:

- Meet the long-term space needs of the federal agencies currently in FTS;
- Identify innovative and financially viable transaction structures;
- Achieve best value to the government and taxpayers, through the most beneficial technical and financial solution;
- Develop a vision that will stimulate a vibrant mix of uses, such as residential, commercial, civic, institutional and public realm, and contributes to the vitality of the Greater L'Enfant Plaza area, SW Waterfront and Independence Avenue Corridor; and
- Explore opportunities to advance the planning recommendations of both the National Capital Planning Commission's SW Ecodistrict Plan, and the District of Columbia Office of Planning's Maryland Avenue Small Area Plan.

January 16, 2013 Page 1 of 2



Specific Dates:

- RFI Issued December 3, 2012
- Developer Information Session January 4, 2013
- RFI Response Submission Deadline February 4, 2013
- Community Meeting TBD

January 16, 2013 Page 2 of 2